

GENERAL WARRANTY DEED

THIS DEED is dated May 11, 2022, and is made between RUSSELL GENE FREEMAN, as to an undivided 71.7% interest, FREEMAN INVESTMENT COMPANY LLC, as to an undivided 11.6% interest, and FREEMAN FAMILY BUSINESS LLC, as to an undivided 16.7% interest the "Grantors," and FREEMAN FAMILY BUSINESS LLC, a Colorado limited liability company, the "Grantee," whose legal address is 38805 Myers Road, Yoder, CO 80864 of the County of El Paso and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN and NO/100 U.S. DOLLARS (\$10.00), receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Baca and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street address as: 1425 COUNTY ROAD O, PRITCHETT, CO 81064

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and Grantee's heirs and assigns forever.

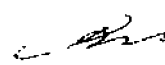
The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee and Grantee's heirs and assigns: that at the time of the encasing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, leases, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to all statutory exceptions pursuant to C.R.S. § 38-30-113

And the Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and Grantee's heirs and assigns, against all and every person or persons claiming the whole or any part thereof.

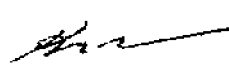
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

FREEMAN FAMILY BUSINESS LLC,
a Colorado limited liability company

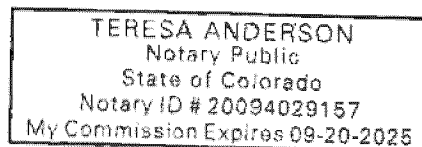
FREEMAN INVESTMENT COMPANY LLC,
a Colorado limited liability company

By: 
Russell Gene Freeman, Manager

By: 
Russell Gene Freeman, Manager

By: 
Russell Gene Freeman, Individually

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)



The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Russell Gene Freeman, individually, and as manager for both Freeman Family Business LLC, a Colorado limited liability company and Freeman Investment Company LLC, a Colorado limited liability company.

Witness my hand and official seal.

(SEAL)

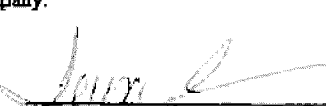

Notary Public
My commission expires: 9/20/25

EXHIBIT "A"
LEGAL DESCRIPTION

PARCELA:

In the County of Baca, State of Colorado.

Township 33 South, Range 50 West of the 6th P.M.

Section 5: Lots 5, 6, 7, 8, 9, 12 and 13; SE1/4; NE1/4SW1/4, S1/2N1/2

Section 6: Lots 8, 9, 10, 11, 12, 13, 14, 15, 17, 19 and 22; S1/2NE1/4; SE1/4NW1/4; NE1/4SW1/4; SE1/4SW1/4

Section 7: Lots 5, 6, 7 and 10; W1/2NE1/4; E1/2NW1/4; NW1/4SE1/4; NE1/4SW1/4; NE1/4SE1/4; SE1/4NE1/4

Section 8: Lots 1, 4, 5 and 7; W1/2SE1/4; E1/2SW1/4; SW1/4SW1/4; NE1/4; S1/2NW1/4; NW1/4SW1/4

Section 9: Lots 8, 13 and 14; NE1/4SE1/4

Section 13: SW1/4

Section 14: All

Section 15: Lots 1 and 3; N1/2; N1/2S1/2; S1/2SE1/4

Section 16: Lots 1, 6, 8, 9, 11, 19, 20 and 34

Section 17: Lots 1, 3, 5, 10 and 11; N1/2NE1/4; NE1/4NW1/4; W1/2W1/2; EXCEPTING a tract of land commencing 2475 feet North of the Government stake (dated 1908) at the Southwest corner of Section 17, Township 33 South, Range 50 West of the 6th P.M. in Baca County, Colorado, East 302 feet; thence North 302 feet; thence West 302 feet; thence South 302 feet to the point of beginning.

Section 20: Lot 4; NW1/4NW1/4; That part of Lot 5 and of the SW1/4NW1/4 lying North of the line of the South boundary of Tracts 44 and 45 extending Westward to the West line of Section 20.

Section 22: Lot 1, N1/2NE1/4; That part of Lot 9 and of the S1/2NE1/4 lying North of the line of the South boundary of Tracts 42 and 44 extending Eastward to the East line of Section 22.

Section 23: All

Sections 5, 6, 7 and 8: Tract 38

Sections 8, 9 and 16: Tract 39

Sections 9 and 16: Tract 40

Sections 15, 16, 21 and 22: Tract 42

Section 16: Tract 43

Sections 16 and 21: Tract 44

EXCEPT THE FOLLOWING 3 TRACTS OF LAND:

Parcel #1:

A parcel of land lying in the SE1/4 of Section 9 and in the NE1/4 of Section 16, Township 33 South, Range 50 West of the 6th P.M., being more particularly described as follows:

Beginning at the Southwest corner of the SW1/4 of said Section 9 as monumented by a U.S. General Land Office Survey iron pipe and 2-1/2" brass cap and considering the West line of said SW1/4, (as monumented by a similar pipe and cap at its North end), bearing S.0°01'20"E., with all other bearings contained herein being relative thereto:

thence S.82°44'17"E., 2677.98 feet to the True Point of Beginning;

thence N.4°35'53"E., 1361.95 feet;

thence S.76°49'31"E., 1002.11 feet;

thence S.2°36'24"W., 1069.85 feet;

thence S.86°39'49"W., 1038.02 feet to the True Point of Beginning.

County of Baca, State of Colorado.

Parcel #2:

A parcel of land lying in the SE1/4 and SW1/4 of Section 16, Township 33 South, Range 50 West of the 6th P.M., being more particularly described as follows:

Beginning at the Southwest corner of the SE1/4 of said Section 16 as monumented by a U.S. General Land Office iron pipe and 2-1/2" brass cap and considering the South line of said SE1/4, (as witness monumented 33.00 feet North by a similar pipe and cap at its East end), bearing S.89°54'52"W., with all other bearings contained herein being relative thereto;

thence N.24°47'10"W., 751.73 feet to a point on the West line of Tract #44 and the True Point of Beginning;
 thence N.2°01'01"W., 427.50 feet to the Northwest corner of said Tract #44;
 thence N.1°22'53"W., along the West line of Tract #43, a distance of 950.51 feet;
 thence S.86°43'44"E., 506.39 feet;
 thence S.48°05'45"E., 609.42 feet;
 thence S.10°30'30"W., 732.59 feet;
 thence S.74°18'32"W., 818.05 feet to the True Point of Beginning.
 County of Baca, State of Colorado.

Parcel #3:

A parcel of land lying in Section 7, Township 33 South, Range 50 West of the 6th P.M., being more particularly described as follows:
 Beginning at the Southwest corner of the SE1/4 of said Section 7 as monumented by a U.S. General Land Office Survey iron pipe and 2-1/2" brass cap and considering the South line of said SE1/4, (as monumented by a similar pipe and cap at its East end), bearing N.89°58'21"W., with all other bearings contained herein being relative thereto;
 thence N.1°02'27"E., 1651.66 feet to the True Point of Beginning;
 thence N.72°58'17"W., 1959.14 feet;
 thence N.22°27'20"E., 907.60 feet;
 thence N.81°09'30"E., 2023.14 feet;
 thence S.15°19'56"W., 1787.09 feet to the True Point of Beginning.
 County of Baca, State of Colorado.

The above described property is burdened by a Conservation Easement recorded 12/19/2012 at Reception No. 417993.

Township 33 South, Range 51 West of the 6th P.M.

In the County of Las Animas, State of Colorado.

Section 1: Lots 1, 2, 3, 4, S1/2N1/2; SW1/4; E1/2SE1/4; W1/2SE1/4

Section 12: All

The above described property is burdened by a Conservation Easement recorded 12/19/2012 at Reception No. 201200718805.

PARCEL B:

Parcel #1:

A parcel of land lying in the SE1/4 of Section 9 and in the NE1/4 of Section 16, Township 33 South, Range 50 West of the 6th P.M., being more particularly described as follows:
 Beginning at the Southwest corner of the SW1/4 of said Section 9 as monumented by a U.S. General Land Office Survey iron pipe and 2-1/2" brass cap and considering the West line of said SW1/4, (as monumented by a similar pipe and cap at its North end), bearing S.0°01'20"E., with all other bearings contained herein being relative thereto;
 thence S.82°44'17"E., 2677.98 feet to the True Point of Beginning;
 thence N.4°35'53"E., 1361.95 feet;
 thence S.76°49'31"E., 1002.11 feet;
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 County of Baca, State of Colorado.

Parcel #2:

A parcel of land lying in the SE1/4 and SW1/4 of Section 16, Township 33 South, Range 50 West of the 6th P.M., being more particularly described as follows:
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 thence N.2°01'01"W., 427.50 feet to the Northwest corner of said Tract #44;
 thence N.1°22'53"W., along the West line of Tract #43, a distance of 950.51 feet;
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A parcel of land lying in Section 7, Township 33 South, Range 50 West of the 6th P.M., being more particularly described

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